

Minutes of the Veneta Urban Renewal Agency

June 9, 2014

Present: Sandra Larson, Brittany Boothe, Thomas Cotter, and Victoria Hedenstrom

Absent: Thomas Laing

Staff: Ric Ingham, City Administrator; Shauna Hartz, Finance Director/City Recorder; Kay Bork, Community Development Director; Lisa Garbett, Associate Planner; Kyle Schauer, Public Works Director; Katie Babits, Management Analyst; and Darci Henneman, Assistant City Recorder

1. CALL TO ORDER

Chairperson Larson called the Veneta Urban Renewal Agency meeting to order at 9:21 p.m.

2. PUBLIC COMMENT

None

3. APPROVED BUDGET FOR FISCAL YEAR 2014-15

a. Public Hearing on Approved Budget

1) Open Hearing

2) Staff Report

Hartz said the Urban Renewal Agency follows the same Budget process as the City. She said the public hearing notice was published in the Fern Ridge Review on May 28, 2014 and the Public Hearing was held at tonight's meeting. She said Resolution No. 98 contains the necessary parts for official action.

3) Questions from Committee

None

4) Public Comment

None

5) Committee Deliberation (if needed)

None

6) Chair Larson closed the Public Hearing at 9:23 p.m.

b. ADOPTION OF BUDGET FOR FISCAL YEAR 2014-15

i. Agenda Item Summary

ii. **RESOLUTION NO. 98** – A RESOLUTION ADOPTING THE OPERATING BUDGET FOR FISCAL YEAR 2014-2015; SPECIFYING APPROPRIATIONS; AND IMPOSING TAXES

MOTION: Thomas Cotter made a motion to approve Resolution No. 98. Brittany Boothe seconded the motion with passed with a vote of 4-0.

4. CONSENT AGENDA

MOTION: Thomas Cotter made a motion to approve the Consent Agenda as presented. Victoria Hedenstrom seconded the motion.

VOTE: Thomas Cotter, aye; Sandra Larson, aye; Victoria Hedenstrom, aye; Brittany Boothe, aye.

5. ABATEMENT OPTIONS OF BLIGHTED DOWNTOWN PROPERTIES

Bork said this is a follow up to Rachel's presentation at the previous Urban Renewal meeting. She said specifically the four properties in the downtown area which all have either nuisance or building code

violations. She reviewed each property with specific code violations. She said Front Row Video and the Tootle House could be deemed dangerous buildings. She said a business on Broadway has storage violations and the gas station on the corner of Territorial and Hunter Rd is abandoned.

Bork said staff is recommending the City Council to initiate nuisance and/or dangerous Building Abatement Process on the Tootle House and Front Row Video buildings.

Bork said in order for staff to initiate the Dangerous Building Abatement process the City will need to contract with the Building Dept. for inspections of the site/structures to determine the condition of the building; contract with legal counsel on the abatement process and any potential legal challenges from property owners, then lastly the cost of (abatement) demolition.

In response to a question from Mayor Larson, Bork said staff could look into how much "pre-legal costs" could be recouped by the City. She said if the City bore all costs associated with abatement, we would place a lien on the property for those costs.

In response to a question from Victoria Hedenstrom, Ingham said the owners of the Tootle House still make payments on the property as well as the historic building next door.

In response to a question from Thomas Cotter, Ingham said demolition of the property is where our legal costs come in to the picture.

In response to a question from Victoria Hedenstrom, Ingham said if we get no response from the property owners, then the City will initiate the abatement process.

Bork said there are several public notices and hearings to be published and held. She said staff may be in contact with the owners early enough that other options may arise.

In response to a question from Victoria Hedenstrom, Ingham said staff felt it was important to focus on the dangerous buildings first. He said we might as well include the storage issues as well. He said the City hasn't done anything to prime that area for re-development.

Bork said we may want to come up with a strategy to address storage issues. She said there's been a few high grass issues but no individual complaints at this point.

In response to a question from Brittany Boothe, Ingham said the complaints are more about high grass.

MOTION: Thomas Cotter made a motion to pursue Option 1, to begin the abatement process against the Tootle House and Front Row Video. Victoria Hedenstrom seconded the motion which passed with a vote of 4-0.

6. OTHER

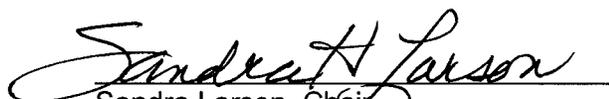
In response to a question from Victoria Hedenstrom, Ingham said "hoarding" could be considered a nuisance code violation and there is a process in place to follow.

7. ADJOURN

Chair Larson adjourned the Veneta Urban Renewal Agency at 9:41 p.m.



Darci Henneman, Assistant City Recorder



Sandra Larson, Chair